



Small Town. Real Life.

MINUTES DUVALL PLANNING COMMISSION

**Community Center, 26512 NE Stella Street, Duvall
Thursday, August 7, 2008 at 7:00 PM**

1. Call to Order – Flag Salute

The Planning Commission meeting was called to order by Commissioner Wolf at 7:07 P.M.

2. Roll Call

Commissioners Jeff Wolf, Amy Ockerlander, Skye King, Jason Walker, Hilarie Cash, Holly Krueger, and Peter Luhrs were in attendance. Mayor Ibershof and City Council members Elizabeth Walker, Gary Gill, Gerard Cattin, Vicki Edwards, and Dianne Brudnicki were present. City Staff members Cari Hornbein, Planning Director and Chris Green, Assistant Planner were present. Sarah Daniels and Sandy Fischer, with city consultant EDAW were also present.

3. Announcements

Cari Hornbein announced that the City would be holding a design workshop on the joint CamWest/Washington Holdings Big Rock Village project on Tuesday, August 12, 2008. She said that the Planning Department was also working on a number of land use proposals, including the Coy-Yacklich preliminary plat, 145th Street Village, and a conditional use permit for 4th and 5th grade classrooms in the current administrative building at the Duvall Church.

4. Approval of Minutes

It was moved and seconded (Luhrs-Krueger) to approve the Planning Commission Meeting Minutes of 6/19/08. The motioned carried. (all ayes).

5. Citizen's Comments and Requests – Items not on the Agenda

None

6. Old Business

None

7. New Business

Joint PTOS Workshop

Sarah Daniels gave a presentation summarizing the current status and work-to-date on the Parks, Trails, and Open Space Plan. The slideshow covered the overall park planning process, the results from July's Parks, Trails, and Open Space Survey, and the contents of the draft plan.

Planning Commissioners and City Council members were invited to ask questions as they came up during the presentation. Councilman Cattin said that he has been told by some constituents that it is unsafe to cross the street if they see someone with a large dog approaching in the opposite direction. He said this may be a factor in survey results where some respondents said they felt unsafe walking to the park.

Commissioner Jason Walker suggested that adding lights to Big Rock Ball Fields could increase its usability in the fall and winter. Commissioner Luhrs expressed concern that neighbors had been opposed to lights at the ball fields during the South UGA annexation process.

Mayor Ibershof stated that in his experience, there are two primary ways to obtain land for parks; find funding to purchase the land outright, or allow landowners increased density in exchange for park land dedication. He asked Council members and Planning Commissioners to consider which scenario they preferred, and left the question open to future discussion.

Councilman Cattin suggested looking at how the city has acquired its parkland in the past. Sandy Fischer said that a number of other mechanisms are available for getting land for parks, including formation of a land trust to purchase properties and land exchanges with developers. Commissioner Ockerlander suggested looking at what nearby jurisdictions do, especially in annexation situations.

Councilwoman Walker said that the plan should also consider nearby county parks and school district facilities. Commissioner Jason Walker asked for a more detailed look at the quality and capacity of existing parks on an individual basis.

Mayor Ibershof suggested that a partnership with other jurisdictions could help bring more facilities to the Duvall area. He cited a proposed partnership between the YMCA and the City of Snoqualmie for a community center and pool as an example of something to consider in the Parks, Trails, and Open Space Plan.

Sarah Daniels noted that connectivity between parks would be crucial to providing access for residents. Sandy Fischer stated that street design on streets with designated pedestrian routes would help make the network of walkable streets work.

Commissioner Cattin requested a City Council workshop to review comments on the plan prior to the release of a public draft. A workshop was scheduled for Thursday, August 14, at 6:00 pm.

8. Other Business

None

9. Adjournment

It was moved and seconded (Luhrs-Walker) to adjourn the meeting. Motion carries with all ayes. The meeting was adjourned at 8:35 p.m.